



Rowan Oval, Sedgfield, TS21 3BY
3 Bed - House - Semi-Detached
£154,950

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We are delighted to offer to the market this deceptively spacious semi detached house with three bedrooms & additional ground floor reception roof (which is currently used as a fourth bedroom) situated pleasantly on Rowan Oval, within the popular, family orientated location of Sedgfield. This impressive property has been a loving family home for many years, has been extremely well cared for & is the ideal purchase for young families/first time buyers. Having easy access to all of the local amenities offered in Sedgfield itself & within excellent commuting distance to all major road networks & bus routes, this well proportioned home also benefits from gas central heating & double glazing throughout. In brief, this lovely home comprises: welcoming entrance hallway with stairs to the first floor, spacious lounge with French doors to rear elevation, kitchen with a range of fitted wall & base units & an additional ground floor reception room (which the current vendors use as bedroom 4). The first floor landing boasts three bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys a spectacular sized, enclosed garden to rear which is largely laid to lawn, whilst the front is an open aspect. We highly recommend thorough internal viewing in order to fully appreciate the style, layout & space offered within this impressive home for sale.

EPC Rating: C
Council Tax Band: B
Tenure: Freehold

BEDROOM TWO

9'9 x 8'10 (2.97m x 2.69m)

BEDROOM THREE

7'10 x 7'0 (2.39m x 2.13m)

BATHROOM

6'5 x 5'6 (1.96m x 1.68m)

EXTERNALLY**AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Super-fast 67Mbps*

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx.
£1872.19

p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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ENTRANCE HALLWAY**LOUNGE**

15'9 x 11'0 (4.80m x 3.35m)

KITCHEN

12'0 x 8'6 (3.66m x 2.59m)

SECOND RECEPTION ROOM/FOURTH BEDROOM

13'9 x 6'1 (4.19m x 1.85m)

FIRST FLOOR LANDING**MASTER BEDROOM**

12'1 x 8'1 (3.68m x 2.46m)



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Dedicated Property Manager

Rowan Oval, Sedgefield, TS21 3BY

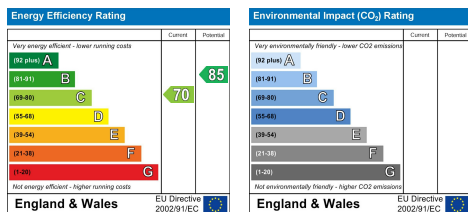
Approximate Gross Internal Area
831 sq ft - 77 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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